

Single Family Residence

RESIDENTIAL

2736 RIVER RUN CIR W

MIRAMAR, FL 33025

\$465,463 TopHap Estimate · \$219 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,127 ft²

LIVING AREA

0.11 ac

LOT SIZE

1991

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$465K

\$435K low

\$496K high

Last Sale

\$195,000 · Aug 16, 2011

Est. Owner Equity

\$46,288

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$3,738 (2024)
Assessed Value	\$202,050
Previous Assessed	\$196,360
Assessor Market Value	\$546,920

PROPERTY FACTS

Property Type	Single Family Residence
County	Broward
Lot (acres)	0.11
Construction	Concrete
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	None
Cooling	Central
Pool	Yes

CLIMATE RISK

43 FLOOD	5 WILDFIRE	95 HEAT	58 STORM	44 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 12, 2011	Resale	Grant Deed	\$195,000	\$92	\$190K
May 24, 2011	Recorded document	Grant Deed			
Mar 8, 2011	Foreclosure sale	Trustees Deed	\$156,300	\$73	
Sep 27, 2007	Quitclaim	Quit Claim Transfer			
Jul 26, 2007	Quitclaim	Quit Claim Transfer			
Jul 26, 2007	Resale	Warranty Deed	\$370,000	\$174	\$352K
Apr 11, 2000	Resale	Grant Deed	\$138,000	\$65	\$131K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Sea Castle Elementary School	Elementary	KG–5	0.3 mi
New Renaissance Middle School	Middle	6–8	0.7 mi
Miramar High School	High	9–12	1.2 mi

District: Broward County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 33025

76 CRIME INDEX	88 AIR POLLUTION	79,096 POPULATION	\$70K MEDIAN IN-COME	75°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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